

LEON COUNTY ORDINANCE NO. \_\_\_\_

AN ORDINANCE AMENDING LEON COUNTY ORDINANCE NO. 92-11 TO PROVIDE FOR A CHANGE IN ZONE CLASSIFICATION FROM RA TO R-1 IN LEON COUNTY, FLORIDA; PROVIDING FOR CONFLICTS; PROVIDING FOR SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE.

BE IT ORDAINED BY THE BOARD OF COUNTY COMMISSIONERS OF  
LEON COUNTY, FLORIDA:

**SECTION 1.** The Official Zoning Map as adopted in Leon County Ordinance No. 92-11 is hereby amended as it pertains to the following described real property:

RZ #536: From the RA (Residential Acreage) zoning district to the R-1 (Single-Family Detached Residential) zoning district.

Parcel ID: 33-16-20-603-0000 & 33-16-20-611-0000

**PARCEL A**

Commence at a point marking the Northwest Corner of the southwest Quarter of the Southwest Quarter of Section 16, Township 2 South, Range 1 East, Leon County, Florida; thence run South 440.00 feet to a rod and cap for the POINT OF BEGINNING; thence from said POINT OF BEGINNING run North 89 degrees 48 minutes 58 seconds East 876.48 feet to a rod and cap; thence South 431.46 feet to a rod and cap; thence North 89 degrees 02 minutes 33 seconds West 120.22 feet to a concrete monument; thence South 07 degrees 00 minutes 34 seconds West to a tie rod; thence North 89 degrees 48 minutes 29 seconds West 552.79 feet to a rod and cap; thence North 00 degrees 33 minutes 12 seconds East 233.89 feet to a rod and cap; thence South 89 degrees 49 minutes 37 seconds West 199.79 feet to a rod and cap; thence North 00 degrees 38 minutes 44 seconds West 219.79 feet to the POINT OF BEGINNING, containing 8.0 acres more or less.

Subject to a 40 foot wide access easement being more particularly described as follows:

Commence at a point marking the Northwest Corner of the Southwest Quarter of the Southwest Quarter of Section 16, Township 2 South, Range 1 East, Leon County, Florida; thence run South 440.00 feet to a rod and cap for the POINT OF BEGINNING; thence from said POINT OF BEGINNING run North 89 degrees 48 minutes 58 seconds East 876.48 feet to a rod and cap; thence South 219.95 feet; thence North 89 degrees 49 minutes 37 seconds East 40.00 feet; thence North 219.83 feet; thence South 89 degrees 48 minutes 58 seconds West 916.48 feet to the POINT OF BEGINNING, containing 1.00 acres more or less.

**PARCEL B**

Commence at a point marking the Northwest Corner of the southwest Quarter of the Southwest Quarter of Section 16, Township 2 South, Range 1 East, Leon County, Florida; thence run South

440.00 feet to a rod and cap; thence North 89 degrees 48 minutes 58 seconds East 876.48 feet to a rod and cap for the POINT OF BEGINNING; thence from said POINT OF BEGINNING run South 431.46 feet to a rod and cap; thence North 89 degrees 49 minutes 37 seconds East 720.02 feet to a rod and cap; thence South 10 degrees 56 minutes 38 seconds East 302.69 feet to a rod and cap; thence North 89 degrees 49 minutes 37 seconds East 320.08 feet to a rod and cap; thence North 00 degrees 48 minutes 05 seconds East 297.38 feet to an iron pipe; thence North 89 degrees 43 minutes 50 seconds East 8.27 feet to an iron pipe; thence North 00 degrees 16 minutes 10 seconds West 220.19 feet to a re-bar; thence South 89 degrees 48 minutes 58 seconds West 1108.96 feet to the POINT OF BEGINNING, containing 8.0 acres more or less.

Subject to and together with a 40 foot wide access easement being more particularly described as follows:

Commence at a point marking the Northwest Corner of the Southwest Quarter of the Southwest quarter of Section 16, Township 2 South, Range 1 East, Leon County, Florida; thence run South 440.00 feet to a rod and cap for the POINT OF BEGINNING; thence from said POINT OF BEGINNING run North 89 degrees 48 minutes 58 seconds East 876.48 feet to a rod and cap; thence South 219.95 feet; thence North 89 degrees 49 minutes 37 seconds East 40.00 feet; thence North 219.83 feet; thence South 89 degrees 48 minutes 58 seconds West 916.48 feet to the POINT OF BEGINNING, containing 1.00 acres more or less.

**SECTION 2.** All Ordinance or parts of Ordinance in conflict with the provisions this ordinance are hereby repealed to the extent of such conflict, except to the extent of any conflicts with the Tallahassee-Leon County 2010 Comprehensive Plan as amended which provisions shall prevail over any parts of this ordinance which are inconsistent, either in whole or in part, with the said Comprehensive Plan.

**SECTION 3.** If any word, phrase, clause, section or portion of this Ordinance shall be held invalid or unconstitutional by a court of competent jurisdiction, such portion or words shall be deemed a separate and independent provision and such holding shall not affect the validity of the remaining portions thereof.

**SECTION 4.** This Ordinance shall become effective as provided by law.

DULY PASSED AND ADOPTED by the Board of County Commissioners of Leon County, Florida, on this 11<sup>th</sup> day of July 2006.

LEON COUNTY, FLORIDA

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Bill Proctor, Chairman  
Board of County Commissioners

ATTEST:  
Bob Inzer, Clerk of the Court  
Leon County, Florida

By: \_\_\_\_\_

APPROVED AS TO FORM:  
Leon County Attorney's Office  
Leon County, Florida

By: \_\_\_\_\_  
Herbert W. A. Thiele, Esq.  
County Attorney